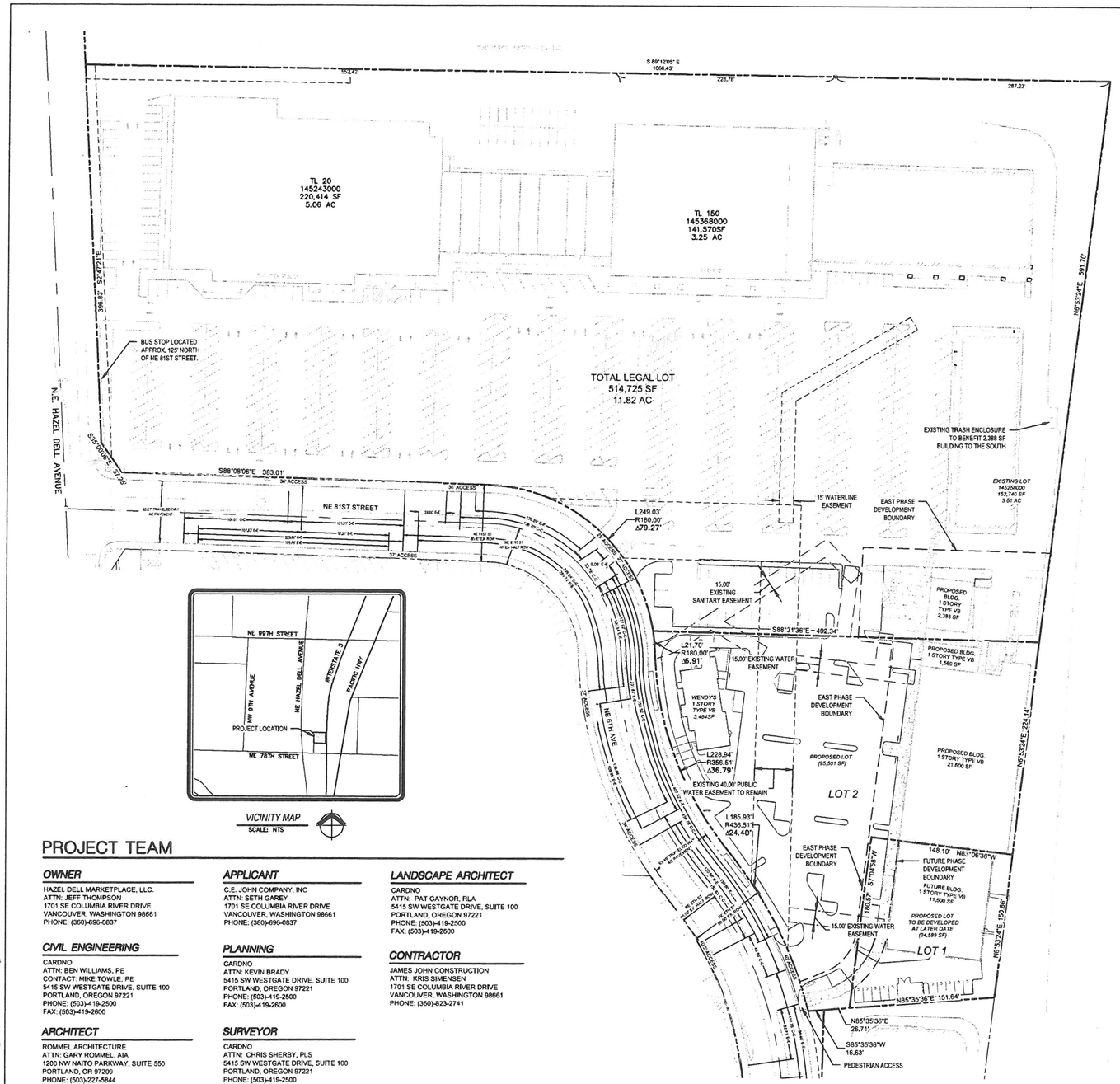

VICINITY MAP
SCALE: NTS

SITE INFORMATION

LOT 1

SITE AREA:	24,588 SQ FT (0.56 AC)
FLOOR AREA:	
BUILDING 1	11,500 SQ FT

LOT 2

SITE AREA:	95,501 SQ FT (2.19 AC)
FLOOR AREA:	
WENDY'S	3,464 SQ FT
BUILDING 2	21,500 SQ FT
BUILDING 3	1,560 SQ FT
TOTAL:	26,524 SQ FT

NORTH PARCEL

SITE AREA:	514,725 SQ FT (11.82 AC)
DISTURBED AREA:	17,967 SQ FT
FLOOR AREA:	
EXISTING:	133,933 SQ FT
PROPOSED:	2,388 SQ FT
TOTAL:	136,321 SQ FT

PARKING INFORMATION

LOT 1

STANDARD PARKING STALLS:	7
COMPACT PARKING STALLS:	10
ADA PARKING STALLS: (1 STANDARD, 1 VAN ACCESSIBLE)	2
TOTAL:	**19**
REQUIRED:	**25**

LOT 2

STANDARD PARKING STALLS:	83
COMPACT PARKING STALLS:	27
ADA PARKING STALLS: (2 STANDARD, 2 VAN ACCESSIBLE)	4
TOTAL:	**114**
REQUIRED:	**80**

NORTH PARCEL

TOTAL:	**620**
REQUIRED:	**390**

DEVELOPMENT AREA ON NORTH PARCEL

TOTAL:	**18**
REQUIRED:	**7**

OVERALL SITE

TOTAL:	**753**
REQUIRED:	**495**

LANDSCAPE INFORMATION

LOT 1

PROPOSED LOT 1 AREA	24,588 SF	
REQUIRED LANDSCAPE AREA (15%)	3,679 SF	
EXISTING LANDSCAPE AREA		187 SF
PROPOSED LANDSCAPE W/ PLAZA AREA		203 SF
FUTURE LANDSCAPE W/ PLAZA		4,486 SF
TOTAL LOT 1 LANDSCAPE PROVIDED (INCLUDING PROPOSED & FUTURE)		4,876 SF **(19.8%)**

LOT 2

PROPOSED LOT 2 AREA	95,501 SF	
REQUIRED LANDSCAPE AREA (15%)	14,325 SF	
EXISTING LANDSCAPE W/ PLAZA		9,859 SF
PROPOSED LANDSCAPE W/ PLAZA		3,116 SF
FUTURE LANDSCAPE W/ PLAZA		304 SF
TOTAL LOT 2 LANDSCAPE PROVIDED		12,975 SF **(13.6%)**
TOTAL LOT 2 LANDSCAPE FUTURE		13,139 SF **(13.9%)**

NORTH PARCEL

TOTAL AREA:	514,725 SF	
REQUIRED LANDSCAPE AREA (15%)	77,209 SF	
EXISTING LANDSCAPE W/ PLAZA		46,928 SF
PROPOSED LANDSCAPE W/ PLAZA		5,172 SF
TOTAL NORTH PARCEL LANDSCAPE:		52,100 SF **(10.1%)**
DEVELOPMENT AREA:		17,967 SF
DEVELOPMENT AREA LANDSCAPE PROVIDED:		5,097 SF **(28.8%)**

TOTAL DEVELOPMENT AREA

LOT 1, LOT 2 & EXTG. NORTH PARCEL:	138,056 SF	
REQUIRED LANDSCAPE (15%):	20,709 SF	
TOTAL LANDSCAPE PROVIDED:		22,948 SF **(16.6%)**

SCALE: 1"=50'
50 25 0 50

PROJECT TEAM

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OVERALL SITE PLAN
HAZEL DELL EAST RETAIL
CE JOHN COMPANY, INC.
CLARK COUNTY, WASHINGTON

⚠	DATE	DESCRIPTION	BY

BEN WILLIAMS
FORMER EXPIRES 12/31/15
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

DATE	09/26/2015
DRAWN	CHS
DESIGNED	MJZ
CHECKED	MDT
PROJECT #	21509500

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C2.4

ENGINEERING CASE #:

Plot Stamp: 9/26/2015 2:39:44 PM - Chase Simpson
File: w:\21509500\Civil_CD\0950-CD-FIN-PRODUCT.dwg, Tab: SITE AREA OVERVIEW